

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
19925 TWENTY-THREE MILE ROAD  
MACOMB, MICHIGAN 48042

PRESENT: JOHN D. BRENNAN, SUPERVISOR  
NORMAN J. SNAY, CLERK  
MARIE E. MALBURG, TREASURER  
TRUSTEES: DINO F. BUCCI, JR.  
JANET DUNN  
KENNETH MEERSCHAERT, JR.  
CHARLES OLIVER

ABSENT: NONE  
(Attendance record on file with Clerk.)

CALL MEETING TO ORDER

Supervisor BRENNAN called the meeting to order at 7:00 P.M.

1. ROLL CALL.
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA ITEMS.

Additions:

- 15a. Turnberry Pointe Subdivision; Variance
- 15b. Tentative Preliminary Plat; Turnberry Pointe Subdivision  
Executive Session:
33. Easement Agreement; 21660 23 Mile Road

Tabled

12. Final Plan; Hartford P.U.D. (Planned Unit Development)

**MOTION by DUNN seconded by OLIVER to approve agenda as amended.**

**MOTION carried.**

4. APPROVAL OF BILLS.

**MOTION by OLIVER seconded by MALBURG to authorize payment of bills as submitted.**

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

**FOR THIS MOTION:** OLIVER, MALBURG, BUCCI, DUNN, MEERSCHAERT,  
SNAY, BRENNAN.  
**OPPOSED:** NONE  
**ABSENT:** NONE

**MOTION carried.**

5. APPROVAL OF MEETING MINUTES

**MOTION by MEERSCHAERT seconded by DUNN to approve minutes of February 28, 2001 as presented.**

**MOTION carried.**

6. Public Comments (Non Agenda items only – 3 minute time limit)

None

**PUBLIC HEARING:**

7. Demolition of Dangerous Building; 49169 Marseilles

*Public Hearing commenced at 7:05 p.m.*

Larry Dloski, Township Attorney, explained the condemnation and demolition of the building.

No owner of record was present.

Board discussion was held regarding the demolishing and clean up of the site within a period of 60 days and action taken thereafter if necessary.

Public discussion was held regarding tree's on the site.

**MOTION by DUNN seconded by OLIVER to close the Public Hearing at 7:08 p.m.**

**MOTION carried.**

**MOTION by DUNN seconded by MEERSCHAERT to accept the facts and findings of the hearing officer and to seek bids for the demolition and cleanup of the structure located at 49169 Marseilles within 60 days hence.**

**FOR THIS MOTION:** DUNN, MEERSCHAERT, BUCCI, OLIVER, MALBURG,  
SNAY, BRENNAN.  
**OPPOSED:** NONE  
**ABSENT:** NONE

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

**MOTION carried.**

**PLANNING COMMISSION:**

8. Tentative Preliminary Plat; Adrienne Estates Subdivision No.2; Located approximately 1300 feet south of 21 Mile Road and approximately 711 feet east of Heydenreich Road; Section 34; GTR Builders, Petitioner. Permanent Parcel No. 08-34-151-014.

*(This agenda item was addressed after item No. 31.)*

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed subdivision and surrounding property. Mr. Lynden stated the recommendation of the Planning Commission to approve the plat for a period of one (1) year contingent upon the fulfilling of the standard conditions.

Petitioner Present: Bob Kirk

**MOTION by SNAY seconded by MEERSCHAERT to grant the variance of stub street for Adrienne Estates Subdivision No.2.**

**MOTION carried.**

**MOTION by MEERSCHAERT seconded by SNAY to approve the Tentative Preliminary Plat for Adrienne Estates Subdivision No.2 for the period of one (1) year (expiring March 14, 2002) contingent upon posting the required bond and the fulfilling of the conditions recommended by the Planning Commission.**

**MOTION carried.**

9. Final Preliminary Plat; The Fairways of Macomb Subdivision No.1; (77 lots); Located on the north side of 23 Mile Road and approximately 1772 feet west of Card Road; Section 15 Cavaliere Company, Petitioner. Permanent Parcel No. 08-15-401-002 part of.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed subdivision and surrounding property. Mr. Lynden stated the recommendation of the Planning Commission to approve for a period of two (2) years.

Petitioner Present: John Cavaliere

Public discussion was held.

**MOTION by DUNN seconded by SNAY to grant Final Preliminary Plat for The Fairways of Macomb Subdivision No. 1 for a period of two (2) years to expire March 14, 2003.**

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

**MOTION carried.**

10. Tentative Preliminary Plat; Castle Mar Subdivision; Located north of 23 Mile Road and west of Card Road; Section 15; Marcast Development, Petitioner. Permanent Parcel No. 08-15-476-010 and 08-15-476-011.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed subdivision and surrounding property. Mr. Lynden stated the recommendation of the Planning Commission to approve the plat for a period of one (1) year contingent upon the fulfilling of the standard conditions.

Petitioner Present: Simone Mauro

Public Portion: None

**MOTION by OLIVER seconded by MALBURG to approve the Tentative Preliminary Plat for Castle Mar Subdivision for the period of one (1) year (expiring March 14, 2002) contingent upon the posting of the required bond and the fulfilling of the conditions recommended by the Planning Commission.**

**MOTION carried.**

11. Rezoning Request; Residential One Family Subdivision (R-1-S) to Residential Urban One Family (R-1); Located south of 23 Mile Road and approximately 330 feet west of the Township boundary line with Chesterfield Township; Section 24; Landtec of Macomb, LLC, Petitioner. Permanent Parcel No. 08-24-226-003, 08-24-226-015, 08-24-226-016, 08-24-276-001 and 08-24-276-002.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed rezoning and surrounding property. Mr. Lynden presented to the Board the recommendation of the Planning Commission to approve.

Petitioner Present: Dominic Geric

Public Portion: None

**MOTION by DUNN seconded by OLIVER to grant the rezoning of Permanent Parcel No.'s 08-24-226-003, 08-24-226-015, 08-24-226-016, 08-24-276-001 and 08-24-276-002 from Residential One Family Suburban (R-1-S) to Residential Urban One Family (R-1).**

**MOTION carried.**

12. Final Plan; Hartford P.U.D. (Planned Unit Development); Located on the southeast corner of 24 Mile Road and Card Road. Section 14; Hartford Macomb, LLC, Petitioner. Permanent Parcel No. 08-14-100-002.

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

Tabled to the meeting of March 28<sup>th</sup>, 2001, as requested by the petitioner.

13. Technical Change for Final Plat; Cornerstone Village Subdivision No.3; Located on the south side of 22 Mile Road and west of Card Road; Section 27; Cornerstone Village Associates, Petitioner. Permanent Parcel No. 08-27-200-017.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the technical change to the proposed subdivision and stated the recommendation of the Planning Commission to move the south park from phase 3 to phase 5.

Petitioner Present: Paul Aragona

Public Portion: None

**MOTION by OLIVER seconded by MALBURG to grant the Technical Change to the Final Plat for Cornerstone Village Subdivision No. 3.**

**MOTION carried.**

14. Technical Change for Final Plat; Cornerstone Village Subdivision No.5; Located on the south side of 22 Mile Rod and west of Card Road; Section 27; Cornerstone Village Associates, Petitioner. Permanent Parcel No. 08-27-200-017.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the technical change to the proposed subdivision and stated the recommendation of the Planning Commission to move the south park to phase 5 from phase 3.

Petitioner Present: Paul Aragona

Public Portion: None

**MOTION by OLIVER seconded by MALBURG to grant the Technical Change to the Final Plat for Cornerstone Village Subdivision No. 5.**

**MOTION carried.**

15. Extension of Time; Tentative Preliminary Plat; Chelsea Park Subdivision; (74 lots); Located south of 22 Mile Road and approximately 1450 feet west of Heydenreich Road; Section 28; Permanent Parcel No. 08-28-200-003.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed extension and stated the Planning Commissions recommendation to extend the plat for one (1) year.

Petitioner Present: Dominic Geric

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

**MOTION by DUNN seconded by OLIVER to grant an extension of the Tentative Preliminary Plat for Chelsea Park Subdivision for the period of one (1) year to expire April 12, 2002.**

**MOTION carried.**

15a. Turnberry Pointe Subdivision; Variance-Land Division Ordinance.

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed variance.

Petitioner Present: Paul Henderson

**MOTION by DUNN seconded by OLIVER to approve the variance from the Land Division Ordinance for Turnberry Pointe Subdivision.**

**MOTION carried.**

15b. Tentative Preliminary Plat; Turnberry Pointe Subdivision; Located

Mr. Bernard Lynden, Planning Consultant, gave a brief description of the proposed subdivision and surrounding property. Mr. Lynden stated the recommendation of the Planning Commission to approve the plat for a period of one (1) year contingent upon the fulfilling of the standard conditions.

Petitioner Present: Paul Henderson

**MOTION by OLIVER seconded by DUNN to grant the Tentative Preliminary Plat for Turnberry Pointe Subdivision for a period of one (1) year (expiring March 14, 2002) contingent upon the posting of the required bond and the fulfilling of the conditions recommended by the Planning Commission.**

**MOTION carried.**

**NEW BUSINESS:**

16. Request to schedule a Public Hearing Date for Street Lighting; Altermatt Farms Subdivision No.2.

Clerk SNAY stated his recommendation of Wednesday, April 11, 2001 at 7:00 p.m.

**MOTION by MEERSCHAERT seconded by MALBURG to grant the request to schedule a Public Hearing for Street Lighting; Altermatt Farms Subdivision No.2 for Wednesday, April 11, 2001 at 7:00 p.m.**

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

**MOTION carried.**

17. Request authorization for Deputy Clerk to attend the IIMC (International Institute Municipal Clerks) Conference.

Clerk SNAY reviewed the request.

**MOTION by SNAY seconded by MALBURG to authorize Deputy Clerk to attend the IIMC (International Institute Municipal Clerks) Conference for the total cost of one thousand nine hundred thirty three dollars and 85/100 (\$1,933.85).**

**MOTION carried.**

18. Request approval of Consumers Energy Company Gas Franchise.

Larry Dloski, Township Attorney, reviewed the request.

Petitioner Present: Wayne MacDonald, Area Manager

Public Portion: None

**MOTION by MEERSCHAERT seconded by OLIVER to approve the Consumers Energy Company Gas Franchise as amended.**

**FOR THIS MOTION: MEERSCHAERT, OLIVER, BUCCI, DUNN, MALBURG, SNAY, BRENNAN.**

**OPPOSED: NONE**

**ABSENT: NONE**

**MOTION carried.**

19. Request for Model Permits; Parkview Commons Subdivision No. 1 & 2.

Supervisor BRENNAN stated the departments had reviewed the request and were recommending approval.

Public Portion: None

**MOTION by DUNN seconded by OLIVER to grant Model Permits for lot #1, 3, 43 & 53 within the Parkview Commons Subdivision No. 1 & 2 contingent upon the posting of a seven thousand five hundred dollar and 00/100 (\$7500.00) bond per model and the following of the Standard Model Agreement.**

**MOTION carried.**

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

**BUILDING DEPARTMENT:**

20. Request for Plumbing Inspectors to attend the Spring Conference.

Bob Beckett, Building Official, reviewed the request and stated the program is required by the state and that the inspectors attending will receive continuing education credits.

Public Portion: None

**MOTION by MEERSCHAERT seconded by MALBUTG to approve the attendance of Kenneth Borycz and K. George Ryan to attend the Plumbing Inspector's Association of Michigan Spring Conference.**

**MOTION carried.**

**WATER/SEWER DEPARTMENT:**

21. Allocation of Sewer Capacity to Washington Township.

David Koss, Water/Sewer Superintendent, reviewed the request.

Supervisor BRENNAN provided additional information regarding the request.

David Lakin, of Spalding DeDecker reviewed the project in detail.

Board discussion was held regarding meeting the future needs of the township in regards to this project.

Public Portion: None

**MOTION by OLIVER seconded by MEERSCHAERT to enter into an agreement to allow Washington Township use 5 CFS to be drafted by Legal Counsel.**

**FOR THIS MOTION: OLIVER, MEETSCHAERT, BUCCI, DUNN, MALBURG, SNAY, BRENNAN.**

**OPPOSED: NONE**

**ABSENT: NONE**

**MOTION carried.**

22. Request approval of Pay Certificate No. 2, Patnick Sanitary Sewer, MA 00-02, Pamar Enterprises.



MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

David Koss, Water/Sewer Department, reviewed the request and stated his office and the township engineers of Spalding DeDecker & Assoc. had reviewed the pay certificate and were recommending approval.

Public Portion:           None

**MOTION by DUNN seconded by MALBURG to approve Pay Certificate No.2; Patnick Sanitary Sewer, MA 00-02; Pamar Enterprises in the total amount of one hundred fifty three thousand two hundred thirty seven dollars and 80/100 (\$153,237.80).**

**MOTION carried.**

23.     Request approval of Lawn Maintenance Contracts.

David Koss, Water/Sewer Superintendent, reviewed the request and stated his recommendation.

Public Portion:           None

**MOTION by OLIVER seconded by DUNN to retain Dave's Landscaping for the 2001-Lawn Maintenance contract for the total amount of ten thousand two hundred sixty eight dollars and 00/100 (\$10,268.00) and to retain Vashco Lawn Care to maintain the two water/sewer facilities and cemetery on 24 Mile Road for the total cost of four hundred dollars (\$400.00) for the cemetery, sixty dollars (\$60.00) Meter Pit and forty five dollars (\$45.00) Pump Station.**

**MOTION carried.**

24.     Request to purchase Radio Detection Equipment.

David Koss, Water/Sewer Superintendent, reviewed the request and stated his recommendation.

Public discussion was held regarding the equipment benefiting builders in the construction process.

Board discussion was held regarding uses of the equipment.

**MOTION by OLIVER seconded by DUNN to authorize the purchase of the Gator Cam and additional equipment for the total cost of nine thousand fifteen dollars and 50/00 (\$9,015.00)**

**MOTION carried.**

25.     Request to attend Ramar Seminar.

David Koss, Water/Sewer Superintendent, reviewed the request.

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

Supervisor BRENNAN stated that a policy exists that a Department Head and Assistant Department Head can not be gone at the same time.

Board discussion was held regarding the purpose of the conference.

Larry Dloski, Township Attorney, reviewed the Township's policy and stated his recommendation.

**MOTION by SNAY seconded by MEERSCHAERT to deny the request as presented.**

**MOTION carried.**

Supervisor BRENNAN asked if there was any request for deviation from the policy from both department heads being gone at the same time.

No Action was taken.

26. Request approval of Sewer Cleaning on Gratiot Avenue.

David Koss, Water/Sewer Superintendent, reviewed the request as informational only and presented to the Board approximate costs to repair and clean the site.

Board discussion was held regarding the cause and financial responsibility of the repair and cleaning costs.

27. Award of Bid; Heydenreich Road Sanitary Sewer Repair.

David Koss, Water/Sewer Superintendent, reviewed the request and stated his recommendation.

Board discussion was held regarding soil conditions.

David Lakin, of Spalding DeDecker reviewed the submitted recommendation and area's of concern.

**MOTION by SNAY seconded by MALBURG to award the bid to the low bidding of Dan's Excavating for the total bid amount of two hundred sixty seven thousand four hundred sixty one dollars and 00/100 (\$267,461.00).**

**MOTION carried.**

28. Supervisor's Comments

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

Supervisor BRENNAN stated the Board of Review is complete and that the overtime costs in the Assessing Department were half of previous years. Mr. Brennan also expressed his appreciation for the great job the Assessing Department has done during the season.

29. Clerk's Comments

Clerk SNAY stated that Tuesday, March 20<sup>th</sup>, 2001 is Election Day.

30. Treasurer's Comments

None

31. Trustee's Comments

None

**MOTION by OLIVER seconded by DUNN to adjourn into Executive Session at 8:31 p.m.**

**MOTION carried.**

*Returned from Executive Session at 9:08 P.M.*

**EXECUTIVE SESSION:**

32. Possible Land Acquisition.

**MOTION by DUNN seconded by MEERSCHAERT to authorize Township Attorney and Supervisor to continue negotiations on the behalf of the Township.**

**MOTION carried.**

33. Easement Agreement; 21660 23 Mile Road

**MOTION by OLIVER seconded by DUNN to offer up to \$3,500.00 for easement.**

**MOTION carried.**

**ADJOURNMENT**

**MOTION by MEERSCHAERT seconded by OLIVER to adjourn the meeting at 9:09 P.M.**

**MOTION carried.**

MACOMB TOWNSHIP BOARD MEETING MINUTES  
REGULAR MEETING HELD WEDNESDAY, MARCH 14, 2001  
AT 7:00 P.M.

Respectfully submitted,

---

John D. Brennan, Supervisor

---

Norm J. Snay, Clerk

Eva M. Mayer, Recording Secretary

EMM